

**URBAN DESIGN REVIEW BOARD  
REGULAR MEETING  
AUGUST 5, 2008**

*Approved 09-16-08*

**A. CALL TO ORDER**

The regular meeting of the Urban Design Review Board (Board) was called to order by Mr. Anthony Riecke-Gonzales, Vice-Chair, at approximately 9:00 a.m., Tuesday, August 5, 2008, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

**B. Election of Member to Chair the August 5, 2008 Meeting**

Mr. Anthony: – meeting to order. I have been informed that B on the agenda is not necessary. There was a little bit of mix up. They thought I would not be able to attend the meeting, but obviously I'm here. So, we'll go on to agenda Item C, administrative approval of the July 15<sup>th</sup> meeting minutes. Do any members have corrections or comments that they wish to add to those meeting minutes? Otherwise, we'll approve them administratively.

**C. ADMINISTRATIVE APPROVAL OF THE JULY 15, 2008 MEETING MINUTES**

Ms. Linda Kay Okamoto: I do have just some small ones. I'll just hand them in. They're all typos.

Mr. Riecke-Gonzales: Thank you Kay.

Mr. Darryl Canady: Do you need a motion?

Mr. Riecke-Gonzales: No, not for that.

**The July 15, 2008 meeting minutes were approved administratively  
with the corrections as noted.**

**D. COMMUNICATIONS**

1. **MS. TAMARA HORCAJO, Director of the DEPARTMENT OF PARKS AND RECREATION requesting a Special Management Area Use Permit for the proposed Molokai Parks Baseyard at Duke Maliu Regional Park and related improvements at TMK: 5-3-003: 012, Kaunakakai, Island of Molokai. The proposed improvements consist of a 5,000 square foot building for maintenance, storage, and office facilities. The subject property covers 13.14 acres and located along Kamehameha V Highway near its intersection with Oki Place. (SM1 2007/0010) (N. McPherson)**

**The Board may take action on the project design and matters within their purview.**

Mr. Riecke-Gonzales: All right, so we'll go on to agenda Item D, Communications, Ms. Tamara Horcajo, Director of the Department of Parks and Recreation requesting a Special Management Area Use Permit for the proposed Molokai Parks Baseyard at Duke Maliu Regional Park and related improvements at tax map key: 5-3-003:012, Kaunakakai, Island of Moloka'i. The proposed improvements consist of a 5,000 square foot building for maintenance, storage and office facilities. The subject property covers approximately 13 acres and is located along Kamehameha V Highway near the intersection of Oki Place.

Ms. Nancy McPherson: Good morning everyone. I'm Nancy McPherson. I'm the staff planner for Moloka'i, and I am working on behalf of the County of Maui Planning Department on this project. I would just like to introduce it very briefly and then turn it over to the applicant and their consultants.

This is a 5,000 square foot total. There is a large parking area as well. New baseyard facility – the Moloka'i district for the Parks Department is using a quite an old facility next to Mitchell Pauole Center currently. They're very constrained as far as how much room they have to do things. They have to sit outside to gather, and they just really need a better facility, so the Parks Department has initiated this request for this pre-engineered building with building maintenance and repair shop, lumber, storage room and workshop, maintenance staff area and lunch meeting room, locker area, accessible staff restroom, two interior storage rooms, irrigation pipes and parts storage room, and a covered parking area with six stalls and an emergency shower area. Access is proposed from Kamehameha V Highway. The project will also require land use changes for implementation - change in zoning and district boundary amendment. The total estimated cost is \$1,000,000. And if you don't have any questions, I'd like to turn it over to the applicant.

Mr. Riecke-Gonzales: Thank you Nancy.

Ms. Rowena Dagdag: Good morning Vice-Chair Gonzales and members of the Urban Design Review Board. My name is Rowena Dagdag and I would like to introduce the members of the project team who are here this morning. We have Mr. Calvin Higuchi of Hiyakumoto & Higuchi Architects; Mr. Russel Gushi who is the landscape architect; Mr. Roland Domingo, Engineer, with Engineering Dynamics; and myself, Rowena Dagdag with the planning firm of Munekiyo & Hiraga. Also with us this morning from the County of Maui Department of Parks and Recreation is Mr. Baron Sumida, and later on this morning, we expect to have the Deputy Director, Mr. Zachary Helm, to answer any questions that you may have regarding the proposed base yard facility. First of all, we'd like to thank the members of the Maui Urban Design Review Board for allowing us the opportunity to present the proposed project this morning.

The County of Maui Department of Parks and Recreation proposes the development of a base yard and maintenance storage facility at the existing Duke Maliu Regional Park in Kaunakakai, Moloka'i – the area here. The park encompasses an area of approximately 13 acres and lies north of Kamehameha V Highway. Kaunakakai Elementary School is located to the north west and the proposed facility will be located east of the soccer field, in this area. The existing soccer field is here near the property's northern boundary. Single-family residences border the property along the southern border and the northern border. Immediately to the north of the property is the Hale Mahaolu Senior Residential Community known as Home Pumehana. An access to the park is provided via Kamehameha V Highway.

We'd also like to share a few photographs of the surrounding area. First, is the western view of Kamehameha V Highway toward Kaunakakai Town. We also have here a view from the east at the driveway entry from Kamehameha V Highway. And this photograph here depicts the project site looking towards the north towards the Hale Mahaolu Home Pumehana. And finally we have another view to the north of proposed location of the base yard facility. To give us further detail on the architectural components of the proposed base yard facility is Mr. Calvin Higuchi, and I'd like to turn over the presentation to him at this time.

Mr. Calvin Higuchi: Good morning Mr. Chairman and members of the Board – Calvin Higuchi with Hiyakumoto & Higuchi Architects. The project again –. This is the site plan for the project, Kamehameha Avenue – Kamehameha V Avenue. The entrance to the park is off of the highway, and the soccer field and the baseball fields kind of borders the project which is in the back of the property. There is an existing pavilion building with a kitchen that's located just to the side of the proposed area. The area is going to be fenced off with a chain linked fence, up to the building from the pavilion area, as well as all the way along – well the back property line actually has a fence already and then there will be fence coming along here with a security gate across here. So the base yard area is actually this paved area here. This area over here is connecting the existing parking with some new parking that goes along around the back of the existing restroom, as well as along side the kitchen and pavilion. The building itself is a pre-engineered building. It's 50 feet by 100 feet. There's stalls for six vehicles, covered, and we have the maintenance staff area office, in here storage areas, locker room area, accessible toilet and this storage area and workshop area in here. On this side they have the irrigation supply room.

This is the elevation of the building. Basically, it's a steel building with roof ventilators and pre-formed metal roofing, fascia and siding. And this is the sample of the colors that we're planning. Are there any questions?

Mr. Riecke-Gonzales: I think we'd like to hear your whole presentation first Calvin, and then we'll go around our group and see if they have any questions.

Mr. Higuchi: Okay, we'll have Russel Gushi present the landscape portion of the project.

Mr. Russel Gushi: Morning Board Members, my name is Russel Gushi, I'm the project landscape architect. As Calvin had just kind of reiterated earlier that the maintenance and the storage facility that's being proposed is simply located in the regional park between two large open field areas. And basically the character of these fields are large open lot areas. There's some existing trees along the highway, just basically along this side. There's some existing trees within this area right now. What we're proposing is to basically just keep the same character of the park, with large open lawn areas – just going through this facility area – as well as provide shade trees because this is an active area with the kitchen and covered lanai area and the maintenance facility. We're providing shade trees for parking and shade trees for around the lawn area, which is also serve as a visual buffer from the highway to reduce the visual impact of the main structures. As far as any shrubs or hedge type planting, there will be some along the newly proposed parking here and some along the side of this new maintenance building. The rest, again, will be just open lawn for maintenance and visibility.

The types of plants that we're considering right now are mainly Hawaiian native coastal plants because of the location of the project, but also because – we suspect – a high water table where salt is leeching through the soil. And so we need to make sure the types of plants are conducive to these kinds of conditions, which is also dry, warm and windy. As far as irrigation, we're just basically tying in back into the existing irrigation system. That's it. I guess you'll hold off your questions till the end of the of the presentation.

Ms. Dagdag: We also have the project engineer here if you have any questions. He doesn't have a formal presentation. However, if you did have any questions relating to civil engineering, he is available as well. So we would like to take up any questions that you may have at this time.

Mr. Riecke-Gonzales: Okay, thank you. We'll start with Linda. Linda, do you have any questions for the applicant?

Ms. Linda Berry: Yeah, I want to clarify the top of the page is southeast, is that right? It looks like the north arrow is pointing down.

Ms. Dagdag: I'll have Mr. Higuchi address that.

Mr. Higuchi: North is that way, so this is actually east.

Ms. Berry: Okay, so to the east is where the retirement home is located?

Mr. Higuchi: Yes.

Ms. Berry: One of my questions is it doesn't look like anything has been done to mitigate the view from the retirement home to the building. Is there something intervening on their property that does that? Is that something you considered?

Mr. Higuchi: No. Actually, the closest building is quite a bit further up hill, and so we didn't think it was a problem because this is all open area on both sides. So it would just be a portion of the – and the building, I think it was less than 20 feet.

Ms. Berry: Tall?

Mr. Higuchi: Yeah.

Ms. Berry: So are they going to be looking down on the roof of it rather more than the side of it?

Mr. Higuchi: No not really because it's pretty far. So they'll just see the building in a distance.

Ms. Berry: It does seem like a very industrial looking building for what seems to be a residential area. What was your thought behind that?

Mr. Higuchi: Well basically it is an industrial building. As far as being in a residential area – actually the residences are pretty far away except for across the street. Actually, they're across the street, above the Home Pumehana Project, so it's not like it really relates to them.

Ms. Berry: Thank you.

Mr. Riecke-Gonzales: Are those all your questions Linda?

Ms. Berry: Yes. Thank you.

Mr. Riecke-Gonzales: Russ?

Mr. Russ Riley: I have no questions.

Mr. Riecke-Gonzales: Let's go to Randy.

Ms. Mary "Randy" Wagner: My only question is the same as Linda's – is there a way to screen –

Mr. Riecke-Gonzales: Randy, can you pull the microphone real closer to you?

Ms. Wagner: I just had the same kind of comment as Linda about is there a way to screen it so that from above – if you're in retirement you might be looking out the window a lot – put some of the trees on that side.

Mr. Higuchi: Actually we do have some landscaping – where's that – I guess there's a hedge along here, but actually we could maybe move this over here. The problem is that this was such as confined site and with the size of the building, we really had to scrunch it in there. I suppose we could move the hedge over against the fence here, but that kind of restricts the access coming out this way. So we can take a look at that.

Ms. Wagner: Is that area used – the kitchen – for public gathering and having parties?

Mr. Higuchi: Yeah.

Ms. Wagner: So that's why the shade trees are on that side?

Mr. Higuchi: Yeah. Well, actually there's some existing ones over here, but we're adding some more.

Ms. Wagner: Yeah, like the large shade tree there?

Mr. Higuchi: Yeah.

Ms. Wagner: So people are going to be picnicking in that area?

Mr. Higuchi: Right.

Ms. Wagner: Well my only comment is to screen it from the other side.

Mr. Higuchi: Okay.

Mr. Riecke-Gonzales: Susan?

Ms. Susan Liscombe: It's kind of a related question to the retirement home – and mines was more on a noise level and what use are you going to have and assure that was not there before – you talked about a work area – what kind of work is being done and what kind . . . (inaudible. Did not speak into the microphone.) . . . ?

Mr. Higuchi: Well actually the work that's going to be done is going to be inside the shop and it's more of a minor repairs and stuff like that. And the irrigation supply storage is, or this storage. And they might be fixing, you know, some of the irrigation parts and stuff like that, but I don't think it's major, not everyday.

Ms. Liscombe: You don't expect there to be noise?

Mr. Higuchi: Not that I know of.

Mr. Riecke-Gonzales: Darryl?

Mr. Canady: My questions are on the same subject. How far away actually is Pumehana? How many yards? Feet?

Mr. Higuchi: I'm trying to close this so maybe I can show you. Most of the buildings are up here. I think the activity building is kind of half way down the property over here, and so we're looking at possibly around here. So this is 100 feet so we're looking at about 300 feet – maybe a football field.

Mr. Canady: 300 feet?

Mr. Higuchi: Somewhere around there.

Mr. Canady: And at this point, there is nothing planned between the Pumehana and the building?

Mr. Higuchi: Not that I know of.

Mr. Canady: All right.

Mr. Higuchi: We're the architects for Hale Mahaolu, so we don't have any projects planned at this point.

Mr. Canady: Thank you.

Mr. Riecke-Gonzales: Linda?

Ms. Okamoto: I just noticed that they do have a photograph and I was interested in that.

Mr. Higuchi: So you can see where the hedge is? Where the hedge is – and so you can see how far back that building is.

Ms. Okamoto: Is the current fence on our left? That would be – the edge of the soccer.

Mr. Higuchi: That fence is actually the one on the soccer field. So I can barely see the fence that goes along the property line.

Ms. Okamoto: I have no questions.

Mr. Riecke-Gonzales: Thank you. You prefer Kay or Linda?

Ms. Okamoto: I go by both.

Mr. Riecke-Gonzales: All right. Thank you Kay. I have a couple of questions. One is, we heard earlier in the presentation that the school is adjacent to this. Do the kids from the school use the soccer field that's shown adjacent to this project?

Mr. Higuchi: Maybe the Parks Department can answer that? Our Deputy Director is Zach Helm.

Mr. Zachary Helm: Good morning Commissioners.

Mr. Riecke-Gonzales: Could you please state your name for the record?

Mr. Helm: Zachary Helm, Deputy Director, Parks & Recreation.

Mr. Riecke-Gonzales: Thank you.

Mr. Helm: Regarding that question, they don't really utilize the park for any activities other than they have fire drills. But it's really not that park that they utilize because they already have a park within their school area. So it's not a concern. But I just want to kind of point out that space is a huge issue in the department, or lack of space, and this is very encouraging for us, especially on Molokai because we need help. We had to deal with a lot of the elements and a lot of the expensive equipment that we've invested. We did not have any shelters for these equipment, and this kind of like an exciting project for Molokai that will keep all of our equipment in one area. So we would really appreciate your support on this project.

Mr. Riecke-Gonzales: Does the Parks Department also maintain that lot that has the soccer field on it?

Mr. Helm: Yes we do.

Mr. Riecke-Gonzales: Okay, so that is a Parks Department lot?

Mr. Helm: Yes, it is.

Mr. Riecke-Gonzales: But the Senior Center, that's another agency that has that lot?



Mr. Helm: Yes. Hale Mahaolu, and I'm not quite certain if there's any further plans to develop more housing next to the project. But as the architecture has indicated it's not really nearby. A noise factor shouldn't be a problem because most of the work is during the day. Our employees start at six in the morning, and they're done at three. We already have an area where the community utilizes for gatherings. So no matter what, you'll have issues of noise, but it hasn't been a problem.

Mr. Riecke-Gonzales: And then the fences that are around this triangular paved area right now, they're chained linked? Is that – I think I saw that on the photo.

Mr. Helm: That's correct.

Mr. Riecke-Gonzales: And they're there for security?

Mr. Helm: The chain link is actually there for security and also to keep the plain area in one area. Because we do have activities such as pop warner football, soccer and baseball, high school baseball, so it's part of the structures that has to go up for these fields.

Mr. Riecke-Gonzales: So this triangular area that also has the parking underneath, what kind of vehicles or equipment would be parked there? Is it like lawn mowers and trucks? What kind of things will they park out there?

Mr. Helm: Tractor motors; our cushman vehicles which is those carts that we utilize to go to and from the parks; a lot of our irrigation supplies, building maintenance supplies. And it's for a permanent work site for our maintenance division, which we don't have currently. We just have a small place next to Mitchell Pauole.

Mr. Riecke-Gonzales: All right. Thank you very much.

Mr. Helm: Thank you.

Mr. Riecke-Gonzales: If there are no other questions, I'll open it up to public testimony. Is there anyone from the public that wishes to testify on this project? Seeing no one, public testimony is closed. So we'll go ahead and have discussion among the members. We'll go the other way around, so we'll start with Kay. Any discussion?

Ms. Okamoto: I have no comments.

Mr. Riecke-Gonzales: Darryl?

Mr. Canady: At this time, I have no comment.

Mr. Riecke-Gonzales: Susan?

Ms. Liscombe: No comment.

Mr. Riecke-Gonzales: Randy?

Ms. Wagner: My comment is still that I think it would be nice to screen it from the retirement area because it looks on the map like right now they can see the ocean. And now they're going to have a butler building in their view. So I think it would be nice to have some trees or tall shrubs there.

Mr. Riecke-Gonzales: All right. Thank you. Russ, any comment?

Mr. Riley: No comments.

Mr. Riecke-Gonzales: Linda?

Ms. Berry: If another tree or two were added to the south side of the building, it would keep the building cooler as well. So not only would it serve the neighbors, it would serve the building occupants too, and so I recommend that.

Mr. Riecke-Gonzales: As the Chairperson, I know I'm suppose to be mostly be moderating here, but I do have some strong feelings on this as well. And that is, the paving going right up to the property lines, and not having any kind of an attempt to screen what's essentially going to be kind of a messy work area from the public view and from the Senior view I think is really problematic. And I don't think it's that much to ask to have like a little three foot planter stripe with shrubs that would grow to say four-feet tall along the north and west boundaries of the paved area. So I –

Ms. Berry: I believe that's the south boundary.

Mr. Riecke-Gonzales: Actually I think it's the north and the east – excuse me – north and east. The north and east boundaries. So I'd put it out to the members that whoever wants to make a motion on this that maybe we make that as a condition – that we recommend this to the Planning Department with some kind of landscape buffer on the paved portions. Those would be my comments. So I open it up to the floor. Does anyone have a motion?

Ms. Berry: I so move.

Mr. Riecke-Gonzales: Does the Planning Department want to make a recommendation on this project?

Ms. McPherson: Yes, we support the project, and it is quite a distance from Home Pumehana. So, it was not deemed that, you know, those kinds of visibility issues would be an issue. Also, the major issue right now is that where they are working currently, that's an open work area. It's right next to Mitchell Pauole Center. And when they are working with power equipment during Moloka'i Planning Commission meetings, it gets pretty difficult to hear what's going on. So just from a personal or departmental view point, we're very much in favor of this project. We feel that because it's placed behind the existing pavilion area and kitchen area, that the views from Kamehameha Highway are not going to be impacted. But, we would support, if it's a workable condition, we would support a condition that would increase, you know, some shrubbery and some additional screening.

Mr. Riecke-Gonzales: All right. Thank you.

Ms. Okamoto: Just a comment – we want to be sure we're not saying a condition, it's our recommendation. Correct?

Mr. Riecke-Gonzales: Thank you Kay. I do think we need a motion that would have the wording attached rather than my comments which were more discussion comments.

Mr. Canady: I would happily make the motion. I get a little confused on south-east, north-west, so if somebody would help me with that, I have that problem. I move that we accept as planned with the addition of four to six feet shrubbery in those two areas that you said those areas were.

Mr. Riecke-Gonzales: Okay, so that would be the north and east boundaries of the paved area.

Mr. Canady: That's affirmative. I so move.

Mr. Riecke-Gonzales: Is there a second on that motion?

Ms. Wagner: Could I just make one comment first about that motion?

Mr. Riecke-Gonzales: Yes.

Ms. Wagner: Maybe the shrubs north side could be on the soccer field side because it looks like it's going to really cramp – moving the vehicles around and getting in and out. It's really tight. That one post is really tight – right here . . .(inaudible) . . .

Mr. Riecke-Gonzales: Would you like to amend the motion to include that it would be at –

Mr. Canady: It hasn't been seconded yet.

Mr. Riecke-Gonzales: You're right, so it wouldn't be amended. But would you like to add then to the motion that the shrubbery could be on the adjacent lot at the applicant's discretion since they own both lots?

Ms. Wagner: Yes.

Mr. Riecke-Gonzales: I don't know if that poses difficulties for the applicant though because then you have two tax map keys in the process at one time. And so I would recommend that we allow that at their discretion though.

Ms. Wagner: Okay.

Mr. Riecke-Gonzales: I see that the applicant's architect has raised their hand and would like to have a comment. We'll hear from Calvin Higuchi.

Mr. Higuchi: Actually, it's one property.

Mr. Riecke-Gonzales: Okay.

Mr. Higuchi: This whole thing is one property. So it's no problem to put the hedge on that side. What I'm thinking is, you know, we're so restricted in the paved area. I'm wondering if maybe some kind of slats in the fence, on that area, could be used? And maybe hedging along this side?

Mr. Riecke-Gonzales: Russ, you have a comment?

Mr. Riley: Calvin, I have a question. Do you see – if they decide on planting on your property, on the property within the fence, what happens to your vehicular gates? Can you get through there if you've got planting right at that tight corner?

Mr. Higuchi: The gate is just right here.

Mr. Riley: No that other gate there.

Mr. Higuchi: Well we'd have to plant it over so that we can still get out from that area. But it would have to be against the fence.

Mr. Riley: Again, you've got about how much space between the gate and the fence?

Mr. Higuchi: 12 feet. So what I'm saying is in the open position, the hedge would start from that point on. That's why I'm saying that to get out from that access, there's hardly any space there. So I would prefer to at least have some other kind of screening that won't

take up the paved area.

Mr. Riecke-Gonzales: Kay, you have comment?

Ms. Okamoto: Well just on our motion. I think we need to keep it very open. We're saying that we recommend they do something to help screen it, but I think we leave it up to them how they do it because they know what they're working with.

Mr. Higuchi: The other thing that I want to bring up is the Police Department has always said that in the parks, they don't really want screening so much because they don't get out of their cars and go into the area. They just drive by. So from the screening stand point, they rather not have screening.

Mr. Riecke-Gonzales: I think if it's low screening though it helps shield it – even three-feet does help when you're on the soccer field watching your kids rather than viewing right into the equipment area you have some screening. And there will always be a fence because you don't want the balls and there's some security issues.

Mr. Higuchi: Well there is a fence now there.

Mr. Riecke-Gonzales: Maybe it's possible then – maybe it's possible that if they supply some irrigation that you could get some vines or something growing on the fence as well. That takes even less space. It does take maintenance, though, right?

Mr. Higuchi: Yeah.

Mr. Riecke-Gonzales: Because that's often what I've seen where they start to grow vines, and then before long, the watering is ignored and the vine dies. Randy, you had a comment?

Ms. Wagner: I was going to suggest that perhaps a tree – one of those shade trees on the east side of the building – closer to the building – would break up the roof line for the residents of the center.

Mr. Higuchi: You mean right in this area here?

Ms. Wagner: There's a circle right there right now.

Mr. Higuchi: Yeah, I think that might be an existing tree.

Ms. Wagner: Maybe they could leave it.

Mr. Higuchi: It could be a Milo.

Mr. Riecke-Gonzales: To me the bigger concern though is right where they have that gate. There, maybe to the west side of the gate, if they were to plant a large shade tree, that over the years that would grow up and then you'd actually get some vegetation on that north-east side.

Mr. Higuchi: This area.

Mr. Riecke-Gonzales: Yes. And that's the area where this building, with all its equipment and everything, it's kind of facing the school and the Senior Center without anything, really, to buffer it. And I think aesthetically that does really bother me.

Mr. Higuchi: Along this area.

Ms. Wagner: Me too.

Mr. Riecke-Gonzales: You know, just to the left – just to the north-west of that gate – no over Randy – yeah, right there – right there – if there was a shade tree that was planted there, you know, that was allowed to get a nice 20 or 30 foot canopy on it, that would certainly soften when people look towards this building from the north-east side. Would the applicant be open to something planted in that area?

Mr. Higuchi: This would be in the soccer field side – the corner.

Mr. Riecke-Gonzales: It's to the north-east of the equipment. And it's actually –

Mr. Higuchi: Right about here.

Mr. Canady: Zach has the same problem I do. Maybe that's why I order from Molokai.

Mr. Riecke-Gonzales: I see.

Ms. Okamoto: How about both sides?

Mr. Helm: . . . (Inaudible. Did not speak into the microphone.) So you're talking north-east then?

Mr. Higuchi: Right over here. Somewhere around here.

Mr. Helm: . . . (Inaudible. Did not speak into the microphone.)

Mr. Higuchi: That's actually more. And actually you've got more room over here.

Mr. Helm: Do you know how wide?

Mr. Higuchi: 20 feet.

Mr. Helm: Yeah.

Mr. Riecke-Gonzales: I mean, you can be very close to the paving so it's still 15 feet away from the soccer field.

Mr. Higuchi: He just wants to buffer this paved area.

Mr. Riecke-Gonzales: Okay.

Mr. Canady: Zach, would along that whole area there, from the point there down – that way – would there be four to six feet of shrub type of thing? Would that cause any problems in the soccer field in the way it's used?

Mr. Helm: Not really. We've always thought like a hibiscus hedge would be nice. At one time there was a hibiscus hedge, a row of hibiscus hedge right here, but that was – I don't know if we still do – I've got to check – it's been a while. But something like a hibiscus would be nice. And we would just prune or keep it trimmed. It's not going to be difficult.

Mr. Canady: That wouldn't be a problem for maintenance group?

Mr. Helm: No, no, because it will be outside the fence.

Mr. Canady: For your maintenance group, that would not be a problem?

Mr. Helm: No, it shouldn't be, but to address your concerns.

Mr. Canady: I do have the problem around the gates with putting something there that would hinder the egress.

Mr. Helm: I think what you brought up earlier, I think it would blend in with the new asphalt going into the base yard. That would be nice. And it doesn't have to be more than three or four feet high. It will be a nice thing to look at.

Mr. Canady: Thank you Zach.

Mr. Riecke-Gonzales: Darryl, could you state your proposal one more time, taking into

account what we've heard in the last five minutes?

Mr. Canady: Should I get up there and do it so I can point to where I want it?

Mr. Riecke-Gonzales: Unfortunately, it has to be wording. You can get up there, but, yes.

Mr. Canady: The motion is to accept the proposal as stated with the use of – and I'll use hibiscus plants – along that one side and the tree at the top like you recommended at that corner – 20 foot. I'm not an architect – these words I don't know them too well. And then have it on the other area, it needs to be as will work to not hinder the egress/ingress of equipment out of the gates.

Mr. Riecke-Gonzales: Do I have a second of that motion?

Ms. Wagner: I second the motion.

Mr. Riecke-Gonzales: Alright, can we take a vote? All those in favor, raise a hand. I see six in favor so that carries. I don't want to circumvent you though.

Ms. Okamoto: No, I'm opposed only because I think it's too specific.

**It was moved by Mr. Darryl Canady, seconded by Ms. Mary Randall Wagner, then**

**VOTED: To approve the project as planned with the addition of a hibiscus hedge and tree at the north-east side, and that it will not hinder the egress/ingress of equipment out of the gates.**

**(Assenting: Mr. Russ Riley, Ms. Susan Liscombe, Mr. Darryl Canady, Ms. Mary Randall Wagner, Ms. Linda Berry**

**Dissenting: Ms. Linda Kay Okamoto)**

Mr. Riecke-Gonzales: I think it is a recommendation to the Planning Department. We've expressed our concerns over landscaping on the paved area. I think we're good to go. Thank you members. Thank you Parks Department.

Ms. Dagdag: Thank you very much.

**2. A&B WAILEA LLC requesting a Special Management Area Use Permit and a Step 2 Planned Development Approval for the proposed MF-10**



**Multi-Family Use Project at Wailea Resort consisting of nine (9) improved single family residential lots, 36-multi-family units housed in four (4) buildings, commercial center of approximately 64,000 square feet, and related site improvements located northeast of Wailea Ike Drive and Wailea Ike Place, TMK: 2-1-008: 121, Wailea, Island of Maui. (SM1 2008/0007) (PD2 2008/0001) (P. Fasi)**

**The Board may take action on the project design and matters within their purview.**

Mr. Riecke-Gonzales: I think we'd like to go on to Item D2, unless any members want to take a break. I don't see any indication of that, so we'll go right into A&B Wailea LLC requesting a Special Management Area Use Permit and a Step 2 Planned Development Approval for a proposed MF-10 Multi-Family Use Project at Wailea Resort consisting of nine improved single-family residential lots, 36-multi-family units housed in four buildings, commercial center of approximately 64,000 square feet and related site improvements located north-east of Wailea Ike Drive and Wailea Ike Place. Tax map key 2-1-008:121, Wailea, Island of Maui. Paul Fasi is presenting for the Planning Department.

Mr. Paul Fasi: Thank you Mr. Chairman. Good morning Board Members. The project is encompassing 13.7 acres. The property is part of the Wailea Resort Master Plan Development, and is designated in the Master Plan as Parcel MF-10. To the east of the project site is a 12-lot single-family subdivision, a commercial development site which is still being developed, and above that is the Piilani Highway, and above that is the proposed Wailea 670 project. To the south of the parcel is the Wailea Ike Drive. It is open spaced. To the west of the project is the Wailea Blue Golf Course. The project site is located in the State Urban District. It's designated for multi-family residential use. The County's zoning for the property is A2-Apartment; the Planned Development Step 1 transfers permit A2-Apartment and B2- Business Uses on the subject site.

The A2-Apartment also uses the permit for developing single-family residences. The proposed action involves the development of a single-family residential component, a multi-family component, and a commercial component. I would like to just bring to your attention that this is a unique project. For the Planned Development, it introduces a retail concept within the housing development, so you would want to take a close look at that. This planner did make a site visit to the site. It is entirely acceptable through the department for this particular site. And what they are proposing, we do have no concerns. We do have a concern with the watering and the landscaping. We have made a request to the developer to eliminate all spray types pop-ups, spray irrigation and stick to drip which they have agreed to. So I will just note for this Board's edification that as much as possible, the Department is leaning towards to drought tolerant landscaping. And we're trying to get

away from the pop up sprinklers – you know, in Wailea which is lush beyond its means, and try to encompass drip irrigation as much as possible.

I'm not going to go over the details of the development. I don't want to be redundant, so I'm going to turn it over to the applicant and they're going to give you a power point presentation I believe. And that concludes the Department's introductions.

Mr. Riecke-Gonzales: Thank you Paul.

Mr. Mich Hirano: Good morning, Chair Riecke-Gonzales and Board Members. My name is Mich Hirano with Munekiyo & Hiraga, and our firm is assisting the applicant with the Special Management Area Use Permit and the Planned Development Step 1 and Step 2 for this application. We're having just a few technical difficulties trying to get the power point up, and I was wondering if we could just break for a few minutes until we do that?

Mr. Riecke-Gonzales: Would five minutes be sufficient?

Mr. Hirano: Yes.

Mr. Riecke-Gonzales: Okay, we'll go ahead and break until 10 minutes to 10 a.m.. Thank you.

*(The Urban Design Review Board recessed at approximately 9:43 a.m., and reconvened at approximately 9:53 a.m..)*

Mr. Hirano: My apologies, we're just trying to set up the power point, but we're having technical difficulties. So I think what we would do is go to plan B which is going to the handouts that we provided.

I'd just like to thank Paul for the introduction. And this is a very special project and that it is providing a mixed use element. Although there are discreet areas, the site plan does work as one integrated site plan. So I'd just like to go over some of the elements of the project for you.

In Figure 1, it's just the general regional location map. And the project site is to the north of Wailea Ike Drive, and access to the site will be provided off of Wailea Ike Drive. And as well, the site borders Wailea Ike Place on the west. And there will be a driveway into the site from Wailea Ike Place.

Turning to Figure 2 on the handout, as you can see, the project site is bordered by Wailea Ike Drive to the south, and Wailea Ike Place to the west. The project site covers approximately 13.7 acres and it is bordered as well by Wailea Town Center to the north,

the Wailea Blue Golf Course is at the top side of the property boundary, and to the west is Wailea Ike Place. And beyond Wailea Ike Place is the Wailea Blue Golf Course.

Turning to Figure 3 which is kind of the overview. This is a Planned Development. And the Planned Development Step 1 was done in approximately 2006. And it really allocated the underlying zoning for the project. And there's a 4.2 acres, A2-Apartment Zoned parcel on the east side of the project. In the middle, the zoning is B2, and it covers approximately 6.9 acres. And in the western portion of the site, there will be four multi-family residential unit buildings on the western portion of the site, and it cover 2.5 acres.

I'd just like to make a correction in the site plan. This was an earlier site plan that was developed and the only change was that the nine-single family lots that are depicted in the figure that we presented for the Urban Design Review Board, that has been modified and there are now 10-single family lots on the eastern portion of the property. It doesn't really affect the layout of the site at all. There was just an additional lot that was able to be designed into the subdivision. . . (*Changed Cassette tapes*) . . . And we will present the design elements of the project. And we also have Rick Quinn and he's the landscape architect, and he'll also just be going over some of the landscape features of the project.

Mr. Chad Okinaka: I'd like to thank the Board, first off, for the opportunity to present this project which we are very excited about. Since we don't have the power point, I'm not exactly sure how we're going to do this, but I'm going to do my best to try and get us through it. I'll start with just a general introduction and kind of run through the plan and let you know where the key elements are. And then, go into a little about the design intent and then get into the specific areas if that will work for you folks.

If we start off kind of at the top – I'm just going to do it this way and you guys can follow along with the diagram.

Mr. Canady: This is Figure 4 for us?

Mr. Riecke-Gonzales: Yes, it is Figure 4 in the book.

Mr. Okinaka: Thank you. Are we there yet? Okay, if you start off at the Wailea Ike here, the first driveway into the project, which is the up hill side, on the eastern part of the lot. This is the up hill side, dropping down into Wailea. The driveway is here. We have the two blue buildings there flanking the driveway – are commercial buildings. And then if you keep heading start down, the yellow is retail; the orange are kind of food service; and then the big red is the anchor building. And down at the bottom, the four buildings down there, that's where the multi-family is, so that's at the lower portion of the lot, to the west.

This might be a little easier. We'll leave it in this view. We're nervous about the computer.

Okay, so those are the major components for the project as you come down. Primarily your travel is going to be in this direction here – main driveway being right there. We have a project sign that will be here, located here, for the retail portion of it. And then we have a multi-family project sign located down at the – what is the name of that? – that's the road, Wailea Ike Place. Some of the other components for the project besides from the major groupings and spaces we've got a food court that happens right in here. And we've got some little inner spurted courtyards throughout there, there, and we have a recreation building with a pool. And this right here is the existing pump station that we're planning to screen – put some fencing and landscaping around it to screen.

As far as the design intent, what we wanted to do was provide a mixed use project that really served as the – the site itself is kind of the center of Wailea, so we really wanted this to be the center of Wailea, and a center for the community – to give the opportunity for the community to really have a place to go to. I think right now, it's something that – as far as the neighborhood shopping centers – a bit missing. There's not that neighborhood center that people can go to – have a, you know, post office and a grocery store, and that type of thing. The anchor there is planned to be a grocery store. We wanted to take a departure from your typical neighborhood strip mall. So this isn't going to be a, you know, one-story, single, plain, where you just have your tenants in-fill. We really wanted to give some character to the building – keep it fresh, but make it look somewhat like a lifestyle center. It will be low key and small scale. The intent is to provide a place that both visitors and local residents would be able to come to that's appropriate to the demographic of the area.

The main feature for the project really is right in this area. The design and intent is to have a small scale street scape. So as you can see that the vehicles will be able to come through. We intentionally angled the parking at an angle in order to keep the distance between the two buildings as close as we could. In doing that you kind of give that low scale feel and kind of like keep the buildings close together. It's a walkable distance that you feel like it's comfortable enough that you can cross the street. And in order to do that, we're providing these traffic control. It will control the speed across those cross walks by doing the big tables where you have a different paving, and it will be elevated. We'll have bollards that will prevent the vehicles from driving in there. And you can see that at some critical axis we've provided those crosswalks. These are all intended to kind of slow the pace down, and people will be able to enjoy walking along this fabricated retail street. It's fully ADA accessible. We've leveled out the site so that wheel chairs can easily have access through all the spaces. Also we plan to do a bunch of these planters here, that are along the street. And near these or around these we would have site furniture that we would have benches, planter pots, bicycle racks – we just want to have that nice kind of street fill happening in there.

This drawing right here, this is Wailea Ike, right here, at the top. So this is pretty much right at the elevation where the driveway is. So you can see here, what we've done is on that

first building – this is the first building as you come down the driveway on the left hand side. This actually sits down lower than the street level and that was done intentionally so that when you're looking from here, you're actually not looking at a big building mass, you're actually at a roof plain. And this will also be screened by heavy landscaping. Rick will talk a little bit more about the landscaping scheme, but we wanted to be sensitive to the view from the street itself. That element right there, we actually pulled back away and put into the center of the building so it is kind of an announcement, but it's very quiet. It sits back away from the street, and it's actually over a couple of roof plains. So it's going to sit back there quietly. The only time to really enjoy is when you're actually into the project already, coming down the driveway. The driveway comes from this level and it basically drops down across that building diagonally. So that's when you really come around the corner and you'll really see that building.

The street scape itself, the proportions, we wanted to keep it at one or two stories heights and kind of varying the roof heights there. That would break up the building mass itself, not having a big, gigantic rectangular structure. We're going to keep the pedestrian scale down – can you flip to the next one – we're going to keep the pedestrian scale down by having these roof projections that will be varied between awing type or flat projection. But that's all kept down at a scale that when you're walking along the street, it will provide you some shade and really kind of keep the proportion down to where you're at.

The wall materials are going to modulate. The colors are going to modulate. I have some samples – if you'd like see the stone wanes coating – will happen down at these areas and at the bases of some of the columns we would have stone. This would also give us more of an opportunity to have each little piece, each little tenant, have their own identity, and that this is kind of contributing to that street scape experience where you're not looking at a monotone building plain as you're walking through the space, what's going to read as individual tenants.

Let me make sure I caught everything here. The walking surface is also we're planning to vary. We'll use from pavers to rock salt to some banding, possibly some colored concrete or stone type of flooring. And that will also contribute to that kind of varying textures and colors that we're shooting for. Throughout the space, there will be these little break points that will also slow down the pace of the shoppers where you'll have a nice courtyard that you can go into. It has these little trellis and some bench seating. There's a little detail of that. We'll show it a little bit later.

This is the food court that I'd like to show you. This is the high roof feature that's out front, right next to the anchor. The idea here is that we would have a couple of food tenants off on each side, flanking central seating area. There would be a high roof that would come in over on top of that to provide some shade and a nice spot to have lunch. This roof, what we're planning on right now is an architectural PV glass. What that is for those of you who

aren't familiar, we're going to generate power off of these photo voltaic panels, but it will also serve as a sky light feature. It's not a fully opaque glass that unlike a regular PV panel, but you can actually get some sunlight through it. So it would be a nice natural day lighting. It would be toned down because we can get in actually frosted glass as well. So we'll have a nice, defused lighting effect there. This is a section that is kind of showing you, through it, what it looks like. These will be probably steel structure or clad with some kind of aluminum that will give you the high structure here and the double pitched kind of configuration. The PV glass sits kind of up here on the very top level where it's going to be most efficient. And then down here would be more of your traditional roof surfaces – down on the lower levels.

That's a cross section looking through. And you can kind of see we can do some pattern type things like this to in-fill above the food tenant and the high roof up above just to provide a little detail and also provide some more screening. That's an idea of what we're looking at for the court yard – just a wood trellis stuck in the planter, and then seating on both sides – a nice cool effect there.

This is a section cutting through Wailea Ike Street. I know it's a little bit difficult to see, but the gray area there, that's the actual grade of the street – the existing street. So this right here is that tower building that we were talking about on the front, right by the driveway. You can kind of see, there's only a little peak of the roof up there. And then as you drop down, this area right here where it kind of levels out with Wailea Ike is right in that center courtyard. So much of this is going to actually be obscured once you get a little bit of shrubbery along that area. You can kind of see what the idea was is we would kind of frame the views between the existing monkey pod trees there, and what's going to happen, the new landscaping that we're putting down below. So as you're driving down Wailea Ike you're really looking at a framed view of the building, not trying to emphasize it so much, but just have it kind of sit nicely in there, in between the existing canopy trees and the new landscaping.

This is a concept that we have for the parking garage covering for the multi-family. This is kind of the most telling picture right there. What it is it's a cantilevered roof covering which holds some of the photo voltaic panels. And then on each end, we would have fixed louver that kind of softens the look there. We're looking at a product right now that's kind of elliptical shaped that looks like wood. So it will have a mixed kind of feel as far as the materials, both painted metal and the photo voltaic and also wood. The concept is that the water would come here, it would run along the roof, and what we have here is a secondary bio-swell, so that is just right over the center of the drip line. The idea is that when it rains, which it doesn't much out there, but when it does rain, we would just come right into these little planted areas here and then percolate down into the soil. There's also a pipe in there that we're looking at right now. Have we decided on that? Anyway, we're looking at maybe having a primary bio-swell where we can fit it and that would drain into a larger system.

This would take care of the on-site water.

For the multi-family, the total building, we've got four of these buildings. Three units on each floor – three floors. The total square footage is about 15,500 square feet. There's three units – unit A, unit B and unit C here. Each unit is a two-bedroom, two bath, with two assigned parking stalls. There's a large covered lanai – if you go back Mich – there's a large covered lanai here on each one of the units. And the building were cited to take advantage of the views. So those will be a nice little spot to sit and hang out at.

As far as the building massing – actually this is the outdated elevation. What we tried to do here was break up the building mass by having these horizontal projections and horizontal roof plains, as well as modulating the color across, so that you don't have a full, three-story solid colored wall. So what that will do, with the landscaping, if you go to the next slide, what that does kind of show you is that it's starting to break up that massing. So you don't have a big massive building staring at you in the face. So the combination of the colors, the roof plains, and the landscaping will all help to reduce that scale down.

I think that just about does it. Rick, if you want to come up and make a couple comments about the landscaping.

Mr. Rick Quin: Thank you. I'm Rick Quin. I'm the landscape architect. Here's a view of the landscaping of the project. As you're coming down Wailea Ike Drive and the main entrance, we have a formal treatment of palm trees coming down that creates kind of the sense of the entry way and the sense of identity. Most of the rest of the landscaping is relatively informal in character. One of the main features is the existing monkey pod trees. As you come down Wailea Ike Drive, there's a alley of monkey pods, mature monkey pod, trees. And those are tall – they're not very wide, but they are high – so they are helping to frame the buildings and break up some of the roof lines already. But in addition to that, we'll have a heavy landscape treatment coming down with a hierarchy of canopy trees and shrubs and massing to help break up and soften some of the architecture.

In the inner retail area, it's primarily a palm tree theme. And in the perimeter areas, it's mainly a canopy tree theme. And as Paul Fasi had mentioned, he had emphasized to us the issue of water conservation and we've agreed to maximize the use of drip irrigation. In addition to that, we're going to minimize the amount of open lawn areas which is problematic with drip. But for all shrub and ground cover areas, we'll be using drip irrigation. There's existing grass border in the right-of-way, coming down Wailea Ike Drive, and it has an existing irrigation system. And where we have our grass matching that, we would have to incorporate that, that existing conditions. But where we do use lawn, we would try to use a more drought tolerant grasses. And in general, the landscape plant material selection would emphasize more drought tolerant plant material. This is a very preliminary irrigation drawing, and it shows emphasis on drip irrigation.

This is a landscape lighting drawing. The landscaping lighting is mainly functional in character. There's not a lot of accent lighting. It's all fully shielded fixtures and no up-lighting. There's a street light fixture – it would have a certain kind of character that would relate to the architecture. And then there's a treatment of bollards and other landscaping lighting.

These are just some sections of some the entry ways to the residential areas. It's just showing kind of a density of landscape treatment to create a sense of entry, an identity, to those specific spots.

Mr. Hirano: So after a little ordeal, we finally got the power point up and finished our presentation. We have again the project team here. We also have Clyde Murashige, from A&B Wailea, as well as Melanie Kamiola from A&B Wailea, and Adrienne Wong from ATA, the Civil Engineer. So we're available to answer any questions that the Board may have. Thank you very much for your patience.

Mr. Riecke-Gonzales: Thank you Mich. We'll open it up to members – questions first. Let's start with Linda.

Ms. Berry: My first question –. First I'd like to say, I think the retail space looks wonderful and that you've really put a lot of thought into, and it does look like a great community center. I'm curious if the people living in the apartment buildings are going to need to drive over the five speed tables in order to get to their units?

Mr. Hirano: No. There is a entry way off of Wailea Ike Place. There will be a drive way into the multi-family, so they don't have to come in from the top of the project.

Ms. Berry: Thank you. I appreciate the effort to break up the large buildings and make them look less massive. But the elevation that you showed, the prospective drawing with all the different colors on the building to me, is a bit overwhelming. I think you've over done it.

Mr. Hirano: A little too busy.

Ms. Berry: Yeah. It doesn't feel peaceful. Whereas the rest of the place does have a sense of calm to it.

Mr. Riecke-Gonzales: Linda, if we could stay on questions right now. We'll have discussions later.

Ms. Berry: Thank you.



Mr. Hirano: Maybe at this point, though, since the lights were off, I'd just like to ask Chad if he could go over the material's board, if you don't mind.

Mr. Riecke-Gonzales: Okay. You'll need to get the mic, so we can get you on the record.

Mr. Okinaka: We did simplify the elevations a bit. We did simplified by color scheme and some of the banding has been simplified as well. These are materials just to give you a kind of a feel of what we're talking about. I'll start with the roof. We're going with kind of a green or grayish color slate roof. And then on the walls we have a multitude of colors and horizontal projections. The retail, obviously, is going to have a variety. The EFS textures here from rough to the sand finish. This will also be done in a number of colors. And the wood side, the painted wood siding, that will also be used. The whole concept is to kind of do the material and color modulations so that it will break up the massive buildings.

Here's some examples of some of stones that were looking at for the wanes coating and bases of the column bases. There's some stack stones. There's some blue rock. And this type of material will be used for the capping on the columns.

Mr. Riecke-Gonzales: Can we have you put the slide up again for the elevation that Linda was talking about?

Mr. Okinaka: Sure.

Mr. Riecke-Gonzales: Maybe you could show us which colors goes with which colors on your slide or which materials actually goes with which colors on the slide.

Mr. Okinaka: Sure, sure.

Mr. Riecke-Gonzales: There was a colored elevation that came up. There was also a 3-D rendering.

Ms. Berry: 3-D rendering, yeah.

Mr. Riecke-Gonzales: There you go. That's the one.

Ms. Berry: That's it.

Mr. Okinaka: It might be better to pass this around because this is more along the lines that we're currently thinking, and you can see it's much more simplified. Where we are right now, primarily the walls are going to be some colored EFS. That would be all of these plains here. What we did was we put the darker colors down on the bottom just a slightly different darker tone and then had a lighter color up on the top. This area right here would

be the painted wood siding – on the pop out – and it's showing that green – the awning right there would be the metal that you see on the board. So it's kind of in this tone. It's not really a hunter green, but it's more of a subdued, calmer, greenish color. Then what we do is we carry that material so we've got wood painted here. It's also happening maybe at the bottom of the elevator shaft there and around some of the bases of the stairway where we have low walls. The rest of it, some of the banding is going to be – it will happen in a slightly different color. The roofing here, this would be the gray, the green-gray slate roof. Does that answer your –?

Mr. Riecke-Gonzales: Well if I could ask a clarification/question, if it would be all right Linda? It looks like the rendering that you're passing around, you have more unified blocks of color whereas the rendering that's up on the power point presentation, on a single-level and a single-block area you have multi-color so you're getting rid of the multi-colors and going more with just a few colors on the entire building in larger portions?

Mr. Okinaka: Yeah, it was a comment that we got from the Wailea Community Association. We were attempting to – because most of the buildings you'll see it at 45 degree – at this perspective.

Mr. Riecke-Gonzales: Yes.

Mr. Okinaka: The elevation view is always something that's just slightly misleading because you actually never see the building that way. So what we were doing is we were trying to build this building form in to also break up those walls. And what happens on that yellow-color here is from the corner, it would break up the mass. They didn't care for the different colors too, so that's why we simplified it back down to something like that.

Mr. Riecke-Gonzales: I did notice though on this rendering that you're passing around, there's like an orangish color, and I don't see an orangish color on your sample.

Mr. Okinaka: It would be more like a rust color – a rusty-brownish.

Mr. Riecke-Gonzales: I don't see a rusty color on your sample board.

Mr. Okinaka: Yeah, these colors are going to vary depending on – this actually is metal, so this wouldn't be orange. This wouldn't be orange.

Mr. Riecke-Gonzales: But are you saying that the color that's the rust color on the rendering is that dark-brown color on your sample board?

Mr. Okinaka: No, we're not showing this for the exact color. This is more for texture – wall texture.

Mr. Riecke-Gonzales: So you're not presenting to us the colors that you're actually proposing to use on the building?

Mr. Okinaka: The colors we're still working on. But the exact colors are going to be determined.

Mr. Riecke-Gonzales: But you do understand that's an important part of this Board's task is to look at the colors, textures, forms that you're presenting and then decide whether or not that fits into the neighborhood. So if we don't see them, we would need to –

Mr. Okinaka: It could be provided.

Mr. Riecke-Gonzales: Okay.

Mr. Clyde Murashige: Thank you members. Just to clarify and just picking up where Chad had mentioned Wailea Community Association had some concerns about the multitude of colors, and essentially in the discussion it was talked about of going with blues and greens as shown in the elevation that was passed around on the corner buildings. And then taking within that vertical element, actually, toning down the different blues and greens as we go up, to kind of cut down on the massing. The orange there, or the brown, that we're talking about is actually towards the center units – that when you drive into the parking lot, on the site plan, these units are recessed, and essentially it was to tone down that, step it back, and actually put a bit of character on the elevator shafts. We've got that one shaft that has to serve the entire building, and we've got two sets of stairwells. So the thought there was we'd go with the mixture on the floors. Same concept. We've stepped the toning down a little bit in the brown to beige color scheme as we go up. And the intent there is really to deal with that set back of that building because that portion would be in shade a lot of times. So we wanted to actually make sure that it didn't get too dark in there, so that's why we went with the brown and get that separation. And also there's that step back so it creates a little bit of playfulness. But I think that elevation actually reflects the color scheme that we're looking at.

Mr. Riecke-Gonzales: The elevation that was passed around to the members?

Mr. Murashige: Yes.

Mr. Riecke-Gonzales: All right, let's go back to questions. Linda, do you have additional questions or further questions on that?

Ms. Berry: One more question. What is the amount of permeable versus impermeable surface on this site?

Mr. Hirano: The open space requirement for the Planned Development is 20% and I believe that this one was 34% of open space.

Ms. Berry: So that mean 34% permeable?

Mr. Hirano: 66% impermeable, and yes, 34% permeable.

Ms. Berry: Thank you.

Mr. Riecke-Gonzales: Do you have any other questions Linda?

Ms. Berry: No. Thank you.

Mr. Riecke-Gonzales: All right, we'll go on to Russ.

Mr. Riley: I have no questions at this time.

Ms. Riecke-Gonzales: All right, we'll go to Randy.

Ms. Wagner: I have questions about how – I like the idea – how this town center can integrate into the adjacent parcels. For instance, the other town center and Grand Champions and all that – I was wondering if – since Wailea owns all of it – could they have invitations for pedestrians from those areas to come in – architecturally?

Mr. Murashige: Thank you Randy, that's a great question. That was one of the primary things we looked at in designing these project. In fact, the –. Again, just pointing out Wailea Ike Drive coming down. This is Wailea Ike Place that goes to the tennis courts. And there is a road that goes down to the Grand Champions as well as to the new town center which is located here. The intent really was to try to connect the projects as much as possible. And for that reason, when you're coming off from the main entrance, that spine road coming down through the site actually connects up to Wailea Ike Place, right below First Hawaiian Bank. And the intent there is then to – if I could get Mich maybe to go to the site plan. This is First Hawaiian Bank and the Wailea Town Center, right in here, and this is the road that goes down to Grand Champions. This is the parking lot owned by a tennis center. The thought is to have enough room here to have a walking path and connection to the Town Center, as well as having the connection through here. They can walk up here and come right into the property.

In addition to that, there's the County requirement that a sidewalk be placed along this entire strip. And in discussions with the Wailea Community Association, we've got opportunities to make a connection right here because of the site slopes.

Ms. Wagner: That's great! I think all of those things are great ideas. Any place where those – even those new houses on the mauka side – if there are pedestrian ways to connect to all those areas.

Mr. Murashige: Yes. In fact, these units or these house lots which are part of the project, the intent there was really to have them be able to walk along the street and walk right into the project. So there's a lot of connectivity throughout the project.

Ms. Wagner: That's good. My second question had to do with, when you come in from the mauka side and you go down that commercial town strip area, do you exit out towards First Hawaiian Bank? I'm not sure where you go because it's unclear to me how the traffic patterns work with the residential part too.

Mr. Murashige: It's actually two-way traffic, so you can come down this way and go out. Or you could come in this way and come out. There's several large parking lots. The parking fields are actually in back of a lot of the commercial elements back here as well as another parking field here. There's one entry to the multi-family and this is one that we wrestled with because of the slight slope differential. But as far as the multi-family, we can come, either going west or they can come in going south, and exit through here. And in terms of general exit points and entrance, egress and so forth, one at Wailea Ike Drive which is the main road, and they can also come back to Wailea Ike Drive off of Wailea Ike Place.

Ms. Wagner: I see. It seems like that pedestrian walkway right through the center, towards, from Wailea Ike Drive, towards the anchor, would be a really great one to develop.

Mr. Murashige: We're looking forward to that –

Ms. Wagner: Except for that it would be steep steps probably.

Mr. Murashige: Actually at this point, it would be pretty much on level. The road starts really elevating from here, and the building starts going down from there. So we've got a pretty straight shot in right there.

Ms. Wagner: That seems like that it would really encourage the rest of Wailea to want to walk there.

Mr. Murashige: Yes.

Ms. Wagner: Golf and all.

Mr. Riecke-Gonzales: Randy, could I get a clarification on your question though because

I was a little confused there Clyde. You said like on the residences that the idea was that people would walk on the street. So there's not a sidewalk in front of those residences?

Mr. Murashige: There is a sidewalk. But in the case that we're looking at, essentially 10 lots, for wide street. Often times, what we found out is residents, like a lot of us, rather than a sidewalk, they just walk on the street. But there will be a sidewalk.

Ms. Wagner: They have that option.

Mr. Riecke-Gonzales: But there is a sidewalk. And then this access that is a possibility between the center of commercial area out to Wailea Ike – is there a sidewalk on that side of Wailea Ike Drive?

Mr. Murashige: There will be. That's a requirement that Public Works told us about.

Mr. Riecke-Gonzales: Now does that sidewalk, though, go all the way up to the Piilani Highway and all the way down to Wailea Ala Nui?

Mr. Murashige: It will, actually, from this point on, go all the way up to Piilani Highway. From here on down, that's part of the golf course, so we're not sure what's going to happen there.

Mr. Riecke-Gonzales: I don't seem to remember – some where there's a pedestrian crosswalk across Wailea Ike. Where does that occur? Or is there one? Maybe it's just in my imagination.

Mr. Murashige: I don't believe there is one.

Mr. Riecke-Gonzales: I see. So for right now, there would not be a pedestrian access if you were to take that sidewalk to get down to Wailea Ala Nui Drive.

Mr. Murashige: You know what happens, Anthony, there is, we plan to put in the sidewalk here. There's already sidewalk along here on the opposite side on the south side that goes all the way down to Wailea Ala Nui.

Mr. Riecke-Gonzales: Right, but this is on the opposite side of the drive.

Mr. Murashige: Correct.

Mr. Riecke-Gonzales: Are there any plans to put something so that you can connect across there? Logically, you're not going to walk on this existing sidewalk all the way up to Piilani Highway and then cross, go down to your new shopping area and then go all the way back

up.

Mr. Murashige: That's true. One of the blessing and yet difficulties with our roadway system is that Ike Drive is a four-lane divided.

Mr. Riecke-Gonzales: Yes, that people drive 55 miles per hour on.

Mr. Murashige: Right. And I feel a little uncomfortable having a crosswalk across that.

Mr. Riecke-Gonzales: I mean, it would be better actually to extend that crosswalk down those two golf course holes so you can then cross and go to the Shops of Wailea.

Mr. Murashige: You're right. Unfortunately, we don't control the golf courses.

Mr. Riecke-Gonzales: I see. That's a separate lot already?

Mr. Murashige: And different owners.

Mr. Riecke-Gonzales: Different owners. But you could put in a crosswalk. It would just mean – that would be a problematic issue. All right, thank you. Randy, do you have further questions?

Ms. Wagner: Yeah, I do. I was wondering since you can put the photo voltaic on the car port shading, could you put it on the rest of the buildings too? I mean, you have it on the court. Could you put it on the residential buildings and even on the commercial buildings?

Mr. Murashige: On the commercial buildings, we are definitely looking at other opportunities besides the food court to put the PV on. On the multi-family buildings –. Well getting back to the commercial, yeah, we're actually looking as to what we can put on. And I think the opportunity is a good one in the sense that these residential units are higher than the ground level of these buildings so essentially, you're kind of looking over. But the main view of these units are actually towards the golf course. They're oriented the opposite way. But we are looking at that opportunity. The other thing as part of the Wailea Community Association requirement, we need to address either putting in heat pumps or panels, solar panels, for the multi-family. So we are looking at all of that.

Ms. Wagner: And then my last two questions. Is it possible for you to use the pervious asphalt in Wailea? So it looks like a lot of asphalt in the site plan, and I know that people have been developing – I haven't used it personally, but I know that in the mainland – pervious asphalt has been developed so that water penetrates the asphalt. It seems like in a site like this, it would be really beneficial to look into that.

Mr. Murashige: We are, as part of the design, looking at a storm tech system which is more – retains itself underground. So in one sense, it does allow for that parking lot water to be moved, stored and retained. With the impervious asphalt, this we need to do more research. We're not quite sure what happens as it gets down to a certain level, and what's the erosion factor and so forth. So for right now, right this minute, I think we prefer to go with a retention system that we're more familiar with.

Ms. Wagner: Well, if you use the retention system, will you be containing it and reusing that water as a system type system?

Mr. Murashige: We have looked at that. We need to look at a little bit more study in terms of the viability of that because if we retain, a lot of times, there's not a whole lot of water in there.

Ms. Wagner: But when it rains, it pours out there, for three weeks at a time. If you had huge volumes of tanks, it seems like you could store a lot at periods.

Mr. Murashige: That's a good point. And also because of the tightness of the site, we are looking at little things that we can do in terms of retention. And it might be a little bit of a dry bed on one of the courtyard, and that kind of thing, so we're looking at different ways.

Ms. Wagner: Well, it's great the direction that you're moving. I'm glad to hear that.

Mr. Riecke-Gonzales: Okay, we'll move on to Susan. Susan, could you pull your microphone closer to you?

Ms. Liscombe: I have a question in the residential area – I noticed where it said there were gated communities –

Mr. Murashige: Yes?

Ms. Liscombe: And I was wondering – I can totally see on a multi-family, but where on the single-family is the gate and if that is like a gated community, what kind of fencing are you planning around these communities?

Mr. Hirano: It was originally designed with gates, and I guess talking to Paul, during the site visit, it was decided whether the gates were taken out, and it will not be gated. There may be an issue in the future with respect to crime. If there are problems with crimes, that the homeowners may want to come forward with that. But at this point in time, it's designed without gates. Beyond that, there are no other sort of barrier treatments or fences along the single-family residential areas.



Ms. Liscombe: So that is an open cul-de-sac?

Mr. Hirano: Yes, it will be.

Ms. Liscombe: And no fencing around the multi-family complex?

Mr. Hirano: There will be. There will be a low rock wall fencing. And that will be along this area along here. There's an elevation change from Wailea Ike Place up into the residential pads, the apartment areas. There will be some retaining walls that will be staggered and broken up along there. But there is quite a elevation change, so I guess the retaining walls could be seen as some sort of fencing from the street. But on top, there may be just landscaping.

Ms. Liscombe: So there's really no like either chain linked or rot iron?

Mr. Hirano: No. There's a rock wall fencing in and around these areas. Retaining walls there.

Ms. Liscombe: Okay.

Mr. Riecke-Gonzales: Any other questions Susan?

Mr. Hirano: Excuse me, we'll just elaborate that. Susan, there is a short decorative fence on the mauka side of the residential, and that's really more of a safety type of situation because right at this point, we have a great change where it drops down. So we need to have that protection in there so either a car or person doesn't go off that. But we do have some fencing along the area – at least along here – and little bit to separate the parking lot that's owned by another entity.

Ms. Wagner: Yeah, that's why I was kind of wondering about fencing and how you were going to separate that area.

Mr. Hirano: Because of the grade change, on level with the commercial site, from that point on, we'll have a decorative type fencing.

Ms. Liscombe: Thank you.

Mr. Riecke-Gonzales: All right Darryl?

Mr. Canady: No comments or questions.

Mr. Riecke-Gonzales: Kay?

Ms. Okamoto: I think I just missed on the beginning. The two blue, as you enter, what did you say those two buildings were?

Mr. Hirano: Commercial office buildings.

Ms. Okamoto: Okay, so that whole first part is just commercial buildings?

Mr. Hirano: Yes.

Ms. Okamoto: That was my only question.

Mr. Riecke-Gonzales: All right, thank you Kay. I have a couple of questions. One, we didn't hear any mention on parking counts. What kind of parking is being provided for the facilities?

Mr. Okinaka: We, currently, have 232 stalls for the retail, and 80 for the multi-family. So that is – multi-family, I think we have eight surplus stalls, and on the retail side, we're required to have, for general office – we don't know exactly who the tenants are going to be, so we calculated both ways. The range for the parking is going to be 207 for general office, and then for the higher use, if it's going to be medical, dental or financial use, it's a slightly different rate, so that parking requirement then would be – sorry 207. That would be 207. If you're calculating for general office, that's 187. So we have a surplus of either 45 stalls or 25 stalls currently.

Mr. Riecke-Gonzales: On the retail is that counted as shopping center? So one stall per 200 square feet right now? Is that the calculation you're using? (*Changed cassette tapes.*)

Mr. Okinaka: One per 500. This is the revised parking ordinance.

Mr. Riecke-Gonzales: But even under the revised parking ordinance, I don't understand how you're getting one per 500 with 64,000 square feet of space.

Mr. Hirano: The parking ordinance is applicable to mixed use developments, planned developments, and that's the count and the formula that was used for this particular exercise.

Mr. Riecke-Gonzales: So you're using the one per 500, so you're at about 40% of the parking supplied for say at Kaahumanu Shopping Center or in Azekas?

Mr. Hirano: Well that is – there is different – as Chad had mentioned, there are different rates. For the food court, it's counted at one per 100 stalls.

Mr. Riecke-Gonzales: For seating area for the restaurant.

Mr. Hirano: For seating area. And then for the offices, general offices, at one per 500 square feet. That would probably be verified, again, through ZAED during the building permit process and code check. But we believe that it meets the new parking ordinance and that's what the parking was based on.

Mr. Riecke-Gonzales: Okay, Paul, can I have the Planning Department comment on that because this sounds a little bit of something that I'm not familiar with. That in the past, certainly, when you have more than 25,000 square feet of space even whether or not you had four uses or not, then it started to fall under the shopping center category. And my concern would be that this is different than the other shopping areas in the area and the amount of parking that they've been required to supply, so what's the Planning Department's take on that?

Mr. Fasi: The final count and calculation will be done by our Zoning and Enforcement Division which is responsible for our parking requirements. So, before this thing goes to the Planning Commission and their final plans, the final parking count will be made at that time. It's a little difficult right now because this project is kind of a little bit influx and we need to determine the exact square footages of restaurant, retail, residential and apartment. It's a little bit more complicated on this project. I'm sorry I can't give you a straight answer. But basically it is going to have one final review by the Zoning and Enforcement Division.

Mr. Riecke-Gonzales: But if I understand it correctly, if that review were to conclude no it is a shopping center, and for the retail portion they need one stall for 200 square feet, they would not have enough parking to satisfy that.

Mr. Fasi: If it came down to that, they would have to redesign.

Mr. Riecke-Gonzales: All right, I'll move on to my next question. I didn't hear any mention of whether or not a bus stop was going to be provided in the plan for a future node or location of that.

Mr. Hirano: Right now there is bus service into Wailea. And when I've discussed bus stops with the Department of Transportation on other projects, they would want to keep bus cut outs or bus stop provisions within the main roadways, and not go into the project. So there is opportunity to develop a bus stop at the top of the project, along Wailea Ike Drive, and maybe in this area or in this area. So there are provisions for that. As I mentioned, there is no provisions for a bus to come through a project, but actually stop through on Wailea Ike Drive. So we will talk to the Department of Transportation on that.

Mr. Riecke-Gonzales: Okay. I'll save my comments for later. Those are the only questions I had.

Mr. Hirano: Okay.

Mr. Riecke-Gonzales: Thank you. Does any member have any additional follow up questions?

Ms. Okamoto: I have one other question. I noticed it says retaining walls from one to 16 feet. Where would 16 foot retaining wall be?

Mr. Hirano: There would be a fairly high retaining wall in this particular area as you come in because of the grade change; and along this area. There are retaining walls, as well, that will be stepped back here. And there was a section at this area where there will be a fairly high retaining wall as well because there's a grade change in through there.

Ms. Okamoto: What do you mean by fairly high?

Mr. Hirano: I'm sorry, there's no wall here. I'll have Adrienne, the civil engineer, talk about the heights of these walls.

Ms. Adrienne Wong: Good morning, I'm Adrienne Wong, the civil engineer for the project. To start off with this one here, this one has a wall. It varies from two-feet to 16-feet high. This one here, it varies from two to 12-feet, and we've got a double-tiered wall in this area where it breaks where you've got like a six-foot high and a six-foot high tier. In this area here – that one we've got – that one right here, it varies from about two to 12-feet, and then we have a break where you have a tiered wall, six feet high, and a break, and a six-foot high wall. There was another on, D, which on the opposite side of the multi-family and that was a six-foot high wall.

Ms. Okamoto: Thank you.

Mr. Murashige: Just one more. I understand the concern about the height of the retaining wall but that 16-foot high retaining wall, it becomes fairly innocuous because it's right in here. This commercial building backs up to it so you won't be able to see that. And the portion along Wailea Ike Drive actually from the elevation of Wailea Ike Drive, that wall goes down instead of up.

Mr. Riecke-Gonzales: All right. Thank you.

Ms. Wagner: Wait. Anthony, can I ask one question?

Mr. Riecke-Gonzales: Yes Randy. I'm sorry, I didn't see you.

Ms. Wagner: I'm just being curious now, on the lowest point of the site where the tall housing units are, are they up above the road on a six-foot retaining wall also? Retained above the road?

Mr. Hirano: Yes. At grade. This is existing grade right now.

Ms. Wagner: Do you have a section through that area?

Mr. Okinaka: It might be a little hard for you guys to see, but what's happening is that building sits on the existing grade elevation, so there's a grade change that we needed to pick up in there. These, you kind of see a little growees in there in little pods – there's four of them along that length. What we're doing is we're staggering the wall heights. So this is a six-foot wall and then it backs up with some planting, and then stepped back, there's another six-foot wall. Is that right Adrienne, are we picking up 12-feet in there? So what we're going to do, we're using kind a wall stagger and landscaping to kind of reduce the impact of that grade changes as best as we can.

Mr. Riecke-Gonzales: Any other questions from the members? If not, we'll go ahead and open it up to public testimony. Is there anyone here from the public who wishes to testify? Seeing no one from the public, we'll go ahead and close public testimony. Now we'll open it up to member's discussion. We'll start with Kay.

Ms. Okamoto: No particular comments. I think it looks like a very nice project.

Mr. Riecke-Gonzales: Darryl?

Mr. Canady: No comments.

Mr. Riecke-Gonzales: Susan?

Ms. Liscombe: No comments.

Mr. Riecke-Gonzales: Randy?

Ms. Wagner: No further comments. Is this time for recommendations or just comments?

Mr. Riecke-Gonzales: Well it's more comments and discussions. So if there's something on your mind that you'd like the other members –

Ms. Wagner: No, everything on my mind were discussed.

Mr. Riecke-Gonzales: Okay. It's also, I think, a time for advocacy. If there's something that you feel is important to you, then now is the time to discuss.

Ms. Wagner: For me, it's really important that the bus stop be located near a pedestrian entrance that is really clearly linked into the rest of Wailea. Because from having spend time in Wailea, it feels like a waste land with no where to go. And if there were a destination, I'm sure a lot of people would walk there. They're on vacation, most people, they want to take a walk. And I think that should really be encouraged. And the crosswalk be clearly marked, even if it needs a new stop sign or something. It's really important to me.

Mr. Riecke-Gonzales: Thank you. Russ?

Mr. Riley: I have not comment. Thank you.

Mr. Riecke-Gonzales: Linda?

Ms. Berry: I am concerned that there is a lot of asphalt, a lot of paving, and yet there does seem to be a potential for not enough parking, and I'm wondering if that does be the case, how that's going to be resolved. I'd hate to see more paving.

Mr. Hirano: As Paul said, we'll route this through Zoning Administration Enforcement Division to just check the code, and make sure that we're meeting the code and the new amendments that were passed on the code.

Mr. Riecke-Gonzales: I kind of echoed that concern from Linda on the parking counts. I know there's some exceptions that I can certainly think of myself in this area that you actually have a lot of people who walk around say in the evening time. They go to restaurants and then they walk around to the shops afterwards and they don't need a car. But on the other hand, there are a lot of elderly people in this area and they do need a car to get around. And from my past experience, for 340 days out of the year, it's not a problem. But you go to Kaahumanu Shopping Center at Christmas time and even that huge shopping center does meet the one stall per 200 square feet, you have to drive around and hope for somebody to leave before you find a space.

I think from my perspective I see this project as being an excellent one for Wailea, but I see some opportunities for bringing about a little bit of a shift in Wailea where we've seen several projects, one of which I think is under construction right now at the intersection of Wailea Ike and Piilani Highway. And so you're getting quite a few shopping areas in the Wailea area and there's an opportunity to get more pedestrian accesses between all of those shopping areas, make this an area at times that people from the local community to actually want to go to, park at one of the center, walk to the other centers, and see what's

there – get around. And I think you guys haven't quite addressed that. I've heard a lot of things from Clyde on well we might put sidewalks here, we might put sidewalks there. Those should be reflected on your plan already I think before you go before the Planning Commission and say we have thought this out. You know, there's either a crosswalk across Wailea Ike Drive, or well, sorry, we're not going to do that. If people really want to walk, they have to walk all the way back up to Piilani. But show the thinking of how this fits in pedestrian wise with the rest of the community.

And then to my mind too I would think long term. I think you should have in this already – we want a bus to come here. There are advantages to having a bus stop in your shopping complex. If I'm a little shop owner and I'm thinking of taking one of these lease spaces, it would make a difference how much I'm going to pay in lease rent if you tell me, well, you know what we're advocating to have the bus stop right out in front of the space that we're going to lease you. And I see that you guys have tipped your hat to, no, we want this diagonal parking to be kind of a place where people if they want to come with their car and jump out and go run in and get sun tan lotion before they go to the beach, they can do that. Well, that's the place to have the bus stop too. That's where kids, if they're going down to the beach or coming back from the beach and they're catching the bus and mom is going to come to pick them up and she doesn't want to drive all the way down to the beach, that's the place to have the bus stop and then have the kids mill around and you attract an ice-cream shop or something there. So I would actually say at one of these speed bumps, there should actually be a place where whether we use it now or 10-years from now, we've thought this through, this is where we think the bus stop should be and we're actually going to try and get the bus to stop here for us.

My other discussion is on the parking count. I know this influx with the County a little bit, and I think you guys have opportunities. You probably have ways to solve it. You kind of have a big lump of parking in the back. It's expensive, but if you really had to you probably could do a two or three tiered parking structure. What I hate to see happen, just from an architect's perspective is I see a pendulum switching here because I have other projects and people have come in and said "hey you know the County is saying that just because you have 25,000 square feet, you don't have to be a shopping center anymore." Well there are a lot of parcels out there right now that will lend themselves to that. And I think, and maybe this is more for a direction to the Planning Department, I think we need a clearer understanding of what kicks in shopping center requirements for parking and what doesn't kick in. To me, I look at this, I see 60,000 square feet – 64,000 square feet – in the old days, there's no way in the world you'd ever be able to say that wasn't a shopping center. So you can see places in the Kahului Industrial, Wailuku Industrial that they get wind of this, they're going to be like, "oh yeah, I'm going to be a shopping too in the sense that I have more than four uses, but I only have to supply one stall per 500 square feet."

Mr. Hirano: With that ordinance, though, in terms of the definition of shopping center, there

is the exemption of that to planned developments and mixed uses, mixed use projects and business town center projects. I think those are the three exceptions.

Mr. Riecke-Gonzales: Then I think that should be, when you guys go before the Planning Commission, that should be part of your presentation that yes, this is a shopping center, but because it's in a special area where there's mostly tourists and we're trying to encourage pedestrian traffic. We're actually not going to comply with the shopping center parking, we want to go with something a little less, and this is our logic behind it of how we arrived at our figure. Because if I'm a little confused with it, the Planning Commission will be a lot confused.

Okay, is there any other discussion among the group? All right, can I hear a motion from one of the members?

Ms. Okamoto: I move to accept, recommend the acceptance of this project.

Mr. Canady: I'll second.

Mr. Riecke-Gonzales: Did I hear a second?

Mr. Canady: Yes you did.

Mr. Riecke-Gonzales: Thank you Darryl. Okay, so we have a motion and a second. I'd like to take a vote. All those in favor, raise a hand. We have a unanimous support of that.

**It was moved by Ms. Linda Kay Okamoto, seconded by Mr. Darryl Canady, then unanimously**

**VOTED: To recommend approval of the project as presented.**

Mr. Hirano: Thank you very much.

Mr. Murashige: Thank you very much.

## **E. DIRECTOR'S REPORT**

Mr. Riecke-Gonzales: Okay, let's move on. The next item is the Director's Report.

Mr. Clayton Yoshida: Thank you Mr. Chairman, members of the Board. Your next meeting is scheduled for August 19<sup>th</sup>. At this time we don't have any specific projects scheduled for that meeting, but the planners have until Thursday to let me know. So I'll probably know



by Friday if we have a meeting or not. That's all that we have to report.

**F. NEXT MEETING DATE: August 19, 2008**

Mr. Riecke-Gonzales: Thank you Clayton. Next meeting is August 19<sup>th</sup> and with that we adjourn.

Mr. Canady: I make a motion that we adjourn.

Mr. Riecke-Gonzales: Okay. We don't usually move for adjournment, we just do it.

Mr. Canady: It's done.

Mr. Riecke-Gonzales: Okay. Thank you. Meeting adjourned.

**G. ADJOURNMENT**

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 11:04 a.m.

Respectfully transmitted by,

LEILANI A. RAMORAN  
Secretary to Boards and Commission I

**RECORD OF ATTENDANCE:**

Anthony Riecke-Gonzales, Vice-Chair  
Russ Riley  
Susan Liscombe  
Linda Kay Okamoto  
Darryl Canady  
Mary Randall Wagner, Alternate Member  
Linda Berry, Alternate Member

**EXCUSED:**

Demetrios Callinicos, Chair  
Eric Nakagawa  
Hunton Conrad  
Gary Brauner

**OTHERS:**

Clayton Yoshida, Planning Program Administrator  
Nancy McPherson, Staff Planner  
Paul Fasi, Staff Planner  
Michael Hopper, Deputy, Department of Corporation Counsel  
Carolyn Takayama-Corden, Secretary to Boards Commissions II